

TOWN OF LOS GATOS
110 East Main Street, Los Gatos, CA 95032 (408) 354-6872

SUMMARY MINUTES OF A REGULAR MEETING OF THE **DEVELOPMENT REVIEW COMMITTEE** OF THE TOWN OF LOS GATOS FOR **FEBRUARY 1, 2005** HELD IN THE TOWN COUNCIL **CHAMBERS**, CIVIC CENTER, 110 EAST MAIN STREET, LOS GATOS, CALIFORNIA.

The meeting was called to order at 9:00 A.M. by Chair Baily.

ATTENDANCE

Members Present:

Anthony Ghiossi, Senior Building Inspector
Fletcher Parsons, Associate Engineer
Judie Gilli, Assistant Planner
Julie Linney, Fire Department
Sandy Baily, Associate Planner
Suzanne Davis, Associate Planner

PUBLIC HEARING

ITEM 1: 15390 Winchester Blvd
Architecture and Site Application S-05-007

Requesting approval to demolish and to construct a new single family residence on property zoned RM:5-12. APN 424-29-023.

PROPERTY OWNER\ APPLICANT: Don Bersano

1. *Chair Baily* opened the public hearing.
2. Staff gave report on proposed project.
3. Applicant was introduced
4. Members of the public were not present.
5. Public hearing closed.
6. *Linney* moved to approve the application subject to the conditions presented with the following findings and considerations:
 - a. The proposed Architecture and Site application is Categorically Exempt, pursuant to Section 15303 of the California Environmental Quality Act; and
 - b. As required by Section 29.10.09030(e) of the Town Code for the demolition of a single family residence:
 1. The Town's housing stock will be maintained in that the house will be replaced.
 2. The structure has no historic significance.
 3. The property owner has no desire to maintain the structure.
 4. The economic utility of the structure is in fair condition.; and
 - c. The considerations required by Sec. 29.20.150 of the Town Code were all made in reviewing this application.
7. *Parsons* seconded, motion passed unanimously.
8. Appeal rights were cited.

PUBLIC HEARING

ITEM 2: 221 Alexander Avenue
Architecture and Site Application S-04-060

Requesting approval to construct an accessory structure over 450 square in area within the required setbacks on a nonconforming parcel zoned R-1:8. APN 510-15-004.

PROPERTY OWNER: Edward and Jennifer Boland

APPLICANT: Tony Jeans

1. *Chair Baily* opened the public hearing.
2. Staff gave report on proposed project.
3. Applicant was introduced
4. Members of the public were present:
Margaret Holcomb, neighbor, discussed resolution made regarding rear fence.
5. Public hearing closed.
6. *Linney* moved to approve the application subject to the conditions modified at the hearing with the following findings and considerations:
 - As required by Section 29.20.150 of the Town Code for Architecture and Site applications. The considerations required by Sec. 29.20.150 of the Town Code were all made in reviewing this application.
 - As required by Section 29.10.265(3) of the Town Code for nonconforming lots. The proposed use and setbacks are compatible with the neighborhood in that:
 1. The historic character and architectural style of the existing house merits a detached garage,
 2. There are other detached garages with nonconforming setbacks in the neighborhood.
 3. Due to the location of existing trees, the proposed house footprint and the narrow width of the lot, there is no other placement to accommodate a conforming garage.
 - The application is Categorically Exempt from CEQA, Section 15303.
7. Ghiossi seconded, motion passed unanimously.
8. Appeal rights were cited.

ITEM 3: 770 W. Parr Avenue
Subdivision Application M-04-012

Requesting approval of a two lot subdivision on property zoned R-1:8. APN 406-26-016

PROPERTY OWNER/APPLICANT: Naser and Fatemeh Asgari

Deemed incomplete by the Planning Division. Does not need to return to Development Review Committee. Once complete, matter will be scheduled for a Planning Commission Meeting.

ITEM 4: 300 Calle Marguerita
_____Architecture and Site Application S-05-35

Requesting architecture and site approval for eight townhouse units within an approved Planned Development on property zoned RM:5-12:PD. APN: 409-04-054
PROPERTY OWNER: Cornerstone at Los Gatos
APPLICANT: West Coast Development

Deemed incomplete by Engineering and Planning Divisions. Does not need to return to Development Review Committee . Tentatively scheduled for the Planning Commission Meeting of February 23, 2005

ADJOURNMENT

Meeting adjourned at 9:35 A.M. The next regularly scheduled meeting of the Development Review Committee is the following Tuesday.

Sandy L. Baily, Associate Planner